
Minutes
Regular Meeting
March 11, 2015

Present: Mayor Kenneth F. Neilson, Councilmen Garth Nisson, Ronald Truman, Jeff Turek, City Recorder Danice Bulloch, Administrative Service Manager Kimberly Ruesch, Community Development Director Drew Ellerman, Police Chief Jim Keith, Audience: Kevin Lewis, Garret Bangerter, Tanya Baker, Bonnie Webb, Mori Kessler

Excused: Councilmen Kress Staheli & Thad Seegmiller

Meeting commenced at 6:00 P.M.

Invocation: Mayor Neilson

Pledge of Allegiance: Councilman Turek

1. APPROVAL OF THE AGENDA

Mayor Neilson asked Item 8 be heard following Item 4.

Councilman Turek made a motion to approve the agenda with the change as noted by the Mayor. Councilman Nisson seconded the motion; which passed with the following roll call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

2. ANNOUNCEMENTS

Mayor Neilson stated the Cotton Days Celebration will begin the last week of April and will coordinate with the Ironman, which will be held on May 2, 2015.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. CONSENT AGENDA

APPROVAL OF MINUTES: Consideration to approve the minutes from the City Council Meetings of 12/16/14, 01/13/15, 01/27/15, 02/10/15, 02/11/15, 02/24/15 and 02/25/15.

BOARD AUDIT REPORT: Consideration to approve the Board Audit Report for February

Councilman Truman made a motion to approve the agenda. Councilman Turek seconded the motion; which passed with the following roll call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

5. SPECIAL EVENT

A. Consideration to approve a Special Event for Autism Walk 2015, at the Highland Park sponsored by Southern Utah Autism Support Group, Bonnie Webb

Bonnie Webb stated she is the representative for the Autism Walk. They are actually looking to moving the date to October 10th, as they need additional time for advertising.

Councilman Turek stated as long as the change meets the approval of Staff, he does not see any issues with going through with the approval process at this time.

Councilman Turek made a motion to approve a Special Event for October 10, 2015 for Autism Walk 2015, at the Highland Park sponsored by Southern Utah Autism Support Group, with the condition Staff approvals all items on the application as outlined. Councilman Truman seconded the motion; which passed with the following roll call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

6. FINAL PLAT

A. Consideration to approve a final plat for Roadrunner Ridge Phase 1 located at approximately 3500 S. Camino Real. Applicant: Garret Bangerter

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval of a final plat for the Roadrunner Ridge, Phase 1 subdivision, located at approximately 3500 South Camino Real. This particular subdivision is proposing 11 lots on an area covering 3.46 acres. The specific location of this subdivision is zoned Residential / Agricultural - One acre min. (RA-1), and utilizing the Bonus Density Program. The Preliminary Plat was approved back on October 9, 2013.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved preliminary plat.

The Planning Commission unanimously recommended approval of the Final Plat for the Roadrunner Ridge, Phase 1 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings:

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved preliminary plat.

Conditions:

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes, where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.
6. Note 1 of the General Notes shall include the "Open Space" along Camino Real, and be labeled to be a "blanket PUE and Drainage Easement" over said "Open Space", before the recording of the final plat.
7. Note 4 of the General Notes shall be removed before the recording of the final plat. It is an unnecessary statement for this subdivision plat.
8. Road labeled "Washington Fields Road", shall be changed to "Camino Real" before the recording of the final plat.
9. The "Open Space" along Camino Real needs to be labeled as "Detention Area" as well.
10. The street name "Roadrunner Drive" needs to be added to the plat between lots 1 -11 before the recording of the final plat.

Councilman Truman asked what the bonus density was received by the City for the smaller lots.

Community Development Director Ellerman stated they have open space, tree lined streets, and varied lots sizes.

Councilman Truman commented he does not know if we want open space to be detention basins, which turns into a mud hole.

Community Development Director Ellerman stated the detention basins are supposed to be inspected by Public Works, and maintained by the Homeowners Associations.

Councilman Turek made a motion to approve a final plat for Roadrunner Ridge Phase 1 located at approximately 3500 S. Camino Real. Councilman Truman seconded the motion; which

passed with the following roll call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

7. PUBLIC HEARINGS AND RELATED ORDINANCES/RESOLUTIONS

A Public Hearing is for consideration to adopt a Resolution to open and amend the Washington City 2014/2015 Fiscal Year Budget for the funds of Washington City/Washington, Utah.

Administrative Services Manager Kimberly Ruesch briefly reviewed the Resolution amending the 2014/2015 Budget.

No public comments were made.

Councilman Turek made a motion to close the public hearing. Councilman Nisson seconded the motion; which passed with the following roll call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

B. Consideration to approve a Resolution to open and amend the 2014/2015 Fiscal Year Budget.

Councilman Truman made a motion to approve a Resolution to open and amend the 2014/2015 Fiscal Year Budget. Councilman Turek seconded the motion; which passed with the following roll call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

C. Public Hearing to consider amend the City Code, by amending portions of Title 9 Zoning Regulations, Chapter 18 Signs, Section 20 Special Standards for commercial signs on Buena Vista Boulevard, Telegraph Road, Washington Parkway and 300 East. Applicant: Washington City

Community Development Director Drew Ellerman reviewed:

The City is wishing to amend the City Code for the purpose of promoting orderly commercial signage with regards to the special standards section as it relates to Buena Vista Boulevard, Telegraph Road, 300 East and Washington Parkway.

Recently the City Council requested that the regulations in this specific section of the sign ordinance be looked at and allow for some expansion of the size and height of signs on larger properties on the above listed streets and roads. The following changes are the outcome of that

request: (**note, with corrections from planning commission mtg. of 1-7-15**)

Recommendation:

The Planning Commission unanimously recommended approval of the Amendment to the Washington City Code, Title 9, Chapter 18, Section 20, Subsection (A) & (B)(1)(2) and (3) to the City Council, based on the following findings:

Findings:

1. To allow for larger signs on larger commercial properties in the restricted/limited areas of Buena Vista Boulevard, Telegraph Road, 300 East and Washington Parkway.

City Manager Carter asked how do the larger signs affect the street design with regard to lighting and landscaping, and do the large signs have the potential to be affected the canopy of the full grown trees. When the design was originally done for telegraph, the canopy of the trees was intended to clear the monument signs.

Community Development Director Ellerman stated this would absolutely affect the landscaping. An example is there used to be many trees along Telegraph where McDonalds sign has now been placed.

Councilman Turek stated he likes the one large sign, which holds all the business names. This would make a safer situation on our roads.

City Manager Carter asked if the Ordinance, which would cover the entire City.

Community Development Director Ellerman explained it is only intended for Telegraph, Washington Parkway, and 300 East and Buena Vista.

City Manager Carter asked if there would be a possibility of breaking into more areas. There has been a lot of discussion to having a downtown area, which we may want to design differently.

Community Development Director Ellerman reviewed optional areas for a different signage plan.

Council discussed areas of the City they would like to maintain a different type of feel.

Councilman Truman made a motion to continue the public hearing to be held on April 8, 2015.

Councilman Turek seconded the motion; which passed with the following roll call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

D. Consideration to approve an Ordinance Amending Washington City Code, 9-18-20 Signs.

Removed

8. AGREEMENT

A. Consideration to approve an Interlocal Cooperation Agreement to provide support to Washington County in hosting the Ironman 70.3 St. George Competition. Kevin Lewis, Director of Sports/Adventure Marketing - St George Tourism Office

Kevin Lewis explained this is a new 5 year agreement, as the previous 5 year agreement has ended. The event has expanded to worldwide advertising, and we currently have two world champions planning to attend.

Councilman Truman asked Legal Counsel if this is the same agreement as was signed previously.

City Attorney Jeff Starkey stated unfortunately the new agreement is nothing like the previous document, which he does not understand if they are just an extension of the previous one.

Mr. Lewis explained much of the language is due to the changes with World Triathlon Corporation agreement. Otherwise, the involvement in the Cities is essentially the same.

City Attorney Starkey stated there is a lot of expansion to the agreement, which is very controlling or specific to the City. He does not understand why Washington City cannot just approve an extension of the previous agreement.

Mr. Lewis stated they could certainly come back and review the changes with Council.

City Attorney Starkey stated if he could get a copy of the previous document to overlay with this agreement to see the specific changes. He could then review those changes with our Police Chief and City Manager prior to the Council approving the agreement. We could place the agreement on the next City Council Meeting for review and approval.

Mr. Lewis stated has been approached by WTC, to host the World Championship Ironman in 2017, it would be a one-time event to be held in September. Half of the participants would be international, and would be a very big deal for our community.

Councilman Nisson asked how many people would come into the area.

Mr. Lewis stated there would be about 3000 athletes, and could bring about 12 million people to the area for the event.

Councilman Turek commented he would support the idea. It could be a great event for our City.

Councilman Truman made a motion to table the Interlocal Cooperation Agreement to the next regular City Council Meeting to be held on March 25, 2015. Councilman Nisson seconded the motion; which passed with the following roll call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

9. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

Councilman Turek stated the City Banding committee has met a couple of times and will be meeting again tomorrow. They have not come up with the exact taglines they want to bring back to Council just yet, but they hope to in the next few weeks.

10. CITY MANAGER REPORT

City Manager Roger Carter updated Council on public work projects. 3090 South Storm Water project is about 50% complete. The basins along Buena Vista designs are done. They are working on utility conflicts. The easement documents for Turner Turf Farm are done, and the property owners are reviewing those now. We have an open house on March 19th for the downtown curb, gutter, and sidewalk special assessment area. They will also be using the everbridge telephone notification system as additional notification. This will be held in the Council Chambers, for all those Council Members who are interested in attending. There will be a map available for property owners to label if they would or would not want the improvements installed. We are putting out a pre-qualification for bidders on the Police Department. Those will need to be submitted by the end of the month. We anticipate by mid to late April they will come to Council with a recommendation to award of contractor. The prequalification bids were received yesterday for the Virgin River Sullivan Soccer Park, and then we will be able to roll out the bid documents.

11. ADJOURNMENT

Councilman Truman made a motion to adjourn the meeting. Councilman Nisson seconded the motion; which passed with the following roll call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

Meeting adjourned at 7:18 P.M.

Passed and approved this 25th day of March 2015.


Attest by:



Danice B. Bulloch, CMC
City Recorder



Washington City


Kenneth F. Neilson, Mayor

